

**DIVISION of Facilities Management  
and Property Services**

Ashlie Lancaster, Director  
1200 Senate Street, Sixth Floor  
Columbia, SC 29201  
803.737-3880  
803.737.0592 Fax

**February 3, 2020**

Dear Property Owner or Agent:

The State of South Carolina is seeking Office space in Florence County. Attached is a summary of specifications and lease criteria. You are invited to submit a proposal to lease property to the State which may meet the criteria.

All proposals must be received by the Department of Administration, Real Property Services on or before **4:00 PM, February 24, 2020**.

The agency and Real Property Services will determine which proposals best suit the agency's needs. After the deadline, we will review all proposals submitted. Should your proposal be of interest, you will be contacted to schedule a meeting and view the property.

All inquiries regarding this lease solicitation should be directed to Real Property Services via e-mail at [RPS@admin.sc.gov](mailto:RPS@admin.sc.gov).

To be eligible to submit a proposal, a property owner or agent must have submitted to Real Property Services a receipt and acknowledgment of S.C. Code of Laws, 1976, as amended, §§1-11-55, 1-11-56, and 1-11-65 and SC Code of Regulations §19-447.1000. If you have not done so and wish to respond with a proposal, you may download the applicable form from our website at: [https://admin.sc.gov/real\\_property/forms](https://admin.sc.gov/real_property/forms)

Sincerely,  
Real Property Services



**REQUEST FOR LEASE PROPOSAL FOR  
DEPARTMENT OF SOCIAL SERVICES**

**OFFICE SPACE IN FLORENCE COUNTY**

No lease agreement with the State is final without the approval of designated authorities as governed by South Carolina law. Real Property Services reserves the right to negotiate lease terms with submitting parties until such final approval is granted. State law prohibits any party participating in this solicitation process from making direct contact with the agency seeking space until a final lease has been approved. All correspondence should be directed to Real Property Services.

Properties selected for site visits will be chosen based on a cost analysis of the submitted proposals, the responsiveness of the proposals to the stated requirements, and the space efficiency of proposed floor plans submitted; therefore, best proposals should be submitted initially.

**LEASE CRITERIA – SC Department of Social Services — Pee Dee Child Support Services and Pee Dee Region Foster Care & Licensing**

- Location: Florence, prefer 5-mile proximity to Court House
- Expected occupancy date: April 1, 2020
- Total space needed is approximately 11,550 rentable square feet +/- depending on circulation and common area factor. Please include both rentable and usable square feet in proposal and include the common area factor (%).
- Ideal set up should include, but is not limited to:

**Pee Dee Child Support Services Requirements:**

- One (1) private office for executive staff of approximately 180 square feet
- Twenty-six (26) standard offices for professional staff of approximately 120 square feet each
- Open floor area of approximately 1,200 square feet, to accommodate twenty-five (25) cubicles of approximately 48 square feet each
- One (1) large sized reception area to accommodate up to 12 people at a time of approximately 200 square feet
- Secured door between the reception area and offices
- One (1) large break room with seating for up to 10 people, of approximately 200 square feet
- One (1) Copy/Print/Mail/Supply room for dedicated floor mounted printer, storage and mail slots and approximately 200 square feet
- One (1) LAN room with floor mounted racks of approximately 100 square feet
- One (1) medium storage room of approximately 180 square feet
- One (1) board room of approximately 600 square feet to accommodate up to 20 people at a time

**Pee Dee Region Foster Care and Licensing Requirements:**

- One (1) private office for executive staff of approximately 180 square feet
- Seven (7) standard offices for professional staff of approximately 120 square feet each



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- Open floor area of approximately 720 square feet, to accommodate fifteen (15) cubicles of approximately 48 square feet each
- One (1) medium sized reception area to accommodate up to 6 people at a time of approximately 100 square feet
- One (1) large break room with seating for up to 10 people, of approximately 200 square feet
- One (1) Copy/Print/Supply room for dedicated floor mounted printer and storage of approximately 120 square feet
- One (1) IT closet with wall mounted racks of approximately 40 square feet
- One (1) medium storage room of approximately 180 square feet
- One (1) large conference room of approximately 350 square feet to accommodate up to 12 people at a time
- Space must be ADA compliant. Landlord is responsible for all costs associated with ADA compliance.
- Must have Fiber Optic Internet and VOIP telephone access.
- Cabling must be certified to CAT-6 standards, with all terminations by the Landlord. All internet connections, phone/data connections, electrical and other outlets to be provided by the Landlord throughout the space as specified by Agency.
- Landlord to provide “SC Department of Social Service — Child Support” sign.
- 107 parking spaces are desired. State availability of reserved parking.
- Parking lot must be paved and lighted.
- Term: Please provide proposed rates for 5, 7 or 10 year term.
- Proposals that require reimbursement of tenant improvement costs upon an early termination are not preferred and may be eliminated from consideration.
- Proposals should be for a GROSS lease to include all operating expenses, including utilities, janitorial services and supplies, grounds maintenance, repairs, taxes, insurance, general building maintenance, building equipment maintenance, electrical systems maintenance, HVAC maintenance, plumbing maintenance and any other service necessary to maintain and operate all building and site improvements.
- Proposals that require the pass-through of any increases in operating expenses above the amount included in the rent rate are not preferred and may be eliminated from consideration.

#### MINIMUM STATE REQUIREMENTS

- **Standard State lease must be used – a copy is available on our website at: [https://admin.sc.gov/real\\_property/forms](https://admin.sc.gov/real_property/forms) or can be provided upon request.**
- Property must be barrier free, hazard free and smoke free.
- Property must meet zoning requirements for proposed use.
- Economical and efficient space utilization.

#### PROPOSAL DUE DATE AND REMITTANCE INSTRUCTIONS:

- Proposals must be received by the Real Property Services by **4:00 PM, February 24, 2020.**



- All proposals must be in writing and may be submitted by mail or e-mail. (It is agent's responsibility to ensure receipt).
- Proposals should specify floor usable and rentable square feet (if applicable) and must be calculated according to the ANSI/BOMA-Z65.1-1996 standard.
- Please attach a proposed floor plan.

#### CONTACT INFORMATION

All information and questions should be directed to the following person – no direct contact can be made with Department of Social Services (agency). Direct contact can be cause for automatic disqualification.

#### RETURN PROPOSALS AND DIRECT ALL QUESTIONS TO:

DEPARTMENT OF ADMINISTRATION  
REAL PROPERTY SERVICES  
1200 SENATE STREET, 6<sup>th</sup> Floor  
COLUMBIA, SC 29201  
PHONE: 803-737-1617 or 803-737-0644  
FAX: 803-737-0592  
EMAIL: [RPS@admin.sc.gov](mailto:RPS@admin.sc.gov)

